

SUBSTITUTE TRUSTEE'S DEED

INDEXING INSTRUCTIONS

2 TRACTS OF LAND LOCATED IN THE SW 1/4 OF SEC 30, T-1-S, R-6-W, DESOTO
COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 6th day of June, 2005, Shukeyla J. Price and Spouse, Brenton Price, executed and delivered a certain Deed of Trust unto Don W. Ledbetter, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2234 at Page 227; and

WHEREAS, on the 2nd day of December, 2005 the Holder of said Deed of Trust substituted and appointed **Emily Kaye Courteau**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2365 at Page 258; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated **December 12, 2005** by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the DeSoto County Courthouse and by publishing said Notice in the DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 11th day of January, 2006, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the east front door of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, did on the 11th day of January, 2006, within legal hours, offer for sale and did sell, to the highest bidder for cash at the east front door of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Beginning at the Southwest Corner of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi; thence North 0 degrees 24 minutes 38.5 seconds East along the West line of Section 30, 1044.27 feet to a point; thence East 651.46 feet to a point; thence South 89 degrees 49 minutes 39.6 seconds East, 135.53 feet to a point; said point being the true Point of Beginning for the hereafter described 2.06 acre tract. Thence North 122.64 feet to a point; thence northeastwardly along a curve to the left, having a 50 foot radius, 113.39 feet to a point; thence East 292.98 feet to a point; thence South 331.28 feet to a point; thence West 194.22 feet to a point; thence North 126.13 feet to a point; thence North 89 degrees 49 minutes 39.6 seconds West, 137.10 feet to the Point of Beginning.

AND

AN INGRESS AND EGRESS EASEMENT FROM DAVIDSON ROAD TO SAID 2.06 ACRE TRACT, more particularly described as follows: Beginning at a point in the West line of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi; thence North along the West line of Section 30, a distance of 30.0 feet to a point; thence East 620.0 feet to a point; thence North 10.0 feet to a point; thence South 89 degrees 51 minutes 32.9 seconds East 166.76 feet to a point in the West line of said 2.06 acre tract; thence South along the West line of said 2.06 acre tract 40.0 feet to a point; thence North 89 degrees 49 minutes 39.6 seconds West, 135.53 feet to a point; thence West 651.46 feet to the Point of Beginning.

WHEREAS, at said sale Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder, therefore, for the sum of \$201,927.90 and the same was then and there struck off to Mortgage Electronic Registration Systems, Inc. and it was declared the purchaser thereof; and

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WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, **Emily Kaye Courteau**, Substitute Trustee, for the consideration of \$201,927.90 do hereby convey the above-described property to Mortgage Electronic Registration Systems, Inc..

I convey only such title as is vested in me as Substitute Trustee.

ASR/F05-1597

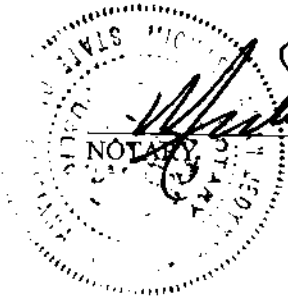
WITNESS MY SIGNATURE, this the 11th day of January, 2006.

Emily Kaye Courteau
 EMILY KAYE COURTEAU, SUBSTITUTE TRUSTEE

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 11th day of January, 2006, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



Michael J. Dady AT DEATH
 MY COMMISSION EXPIRES

#16479

ADDRESSES:

GRANTOR:
 EMILY KAYE COURTEAU
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

GRANTEE:

MERS
 P. O. Box 2026
 Flint, MI 48501-2026
 (888) 679-9377

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEES NOTICE

OF SALE
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 6th day of June, 2005, Shukya J. Price and Spouse, Branton Price, executed and delivered a certain Deed of Trust unto Don W. Ladbetter, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2234 at Page 227; and

WHEREAS, on the 2nd day of December, 2005, the Holder of said Deed of Trust substituted and appointed Emily Kaya Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2365 at Page 256; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 11th day of January, 2006, I will during legal hours, at public outcry, offer for sale and will sell, at the east front door of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Beginning at the Southwest Corner of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi; thence North 0 degrees 24 minutes 38.5 seconds East along the West line of Section 30, 1044.27 feet to a point; thence East 651.46 feet to a point; thence South 89 degrees 49 minutes 39.6 seconds East, 135.53 feet to a point; said point being the true Point of Beginning for the hereafter described 2.06 acre tract. Thence North 122.64 feet to a point; thence northeastwardly along a curve to the left, having a 50 foot radius, 113.39 feet to a point; thence East 292.98 feet to a point; thence South 331.28 feet to a point; thence West 194.22 feet to a point; thence North 126.13 feet to a point; thence North 89 degrees 49 minutes 39.6 seconds West, 137.10 feet to the Point of Beginning.

AND AN INGRESS AND EGRESS EASEMENT FROM DAVIDSON ROAD TO SAID 2.06 ACRE TRACT, more particularly described as follows: Beginning at a point in the West line of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi; thence North along the West line of Section 30, a distance of 30.0 feet to a point;

Volume No. 110 on the 21 day of Dec., 2005

Volume No. 110 on the 28 day of Dec., 2005

Volume No. 111 on the 4 day of Jan., 2006

Volume No. _____ on the _____ day of _____, 2006

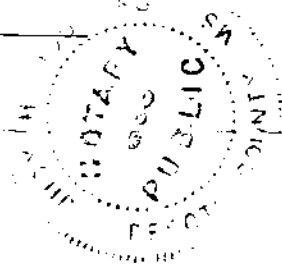
Volume No. _____ on the _____ day of _____, 2006

Diane Smith

Sworn to and subscribed before me, this 4 day of Jan., 2006

BY *Quay A. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 520 words @ .12 \$ 62.40

B. 2 subsequent insertions of 1040 words @ .10 \$ 104.00

C. Making proof of publication and deposing to same \$ 3.00

thence East 620.0 feet to a point; R'S FEE: \$ 169.40

thence North 10.0 feet to a point; thence South 89 degrees 51 minutes 32.9 seconds East 166.76 feet to a point in the West line of said 2.06 acre tract; thence South along the West line of said 2.06 acre tract 40.0 feet to a point; thence North 89 degrees 49 minutes 39.6 seconds West, 135.53 feet to a point; thence West 651.46 feet to the Point of Beginning.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this day December 12, 2005

Emily Kaya Courteau
SUBSTITUTE TRUSTEE
2308 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020
KC/F05-1597

PUBLISH: 12-21-05/12-28-05/1-4-

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